

AGENDA # 5

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION | PRESENTED: June 3, 2009 |
| TITLE: 100 North Hamilton Street – Accessory Building, Minor Façade and Site Alterations in the C4 District. 4 th Ald. Dist. (12028) | REFERRED: REREFERRED: REPORTED BACK: |
| AUTHOR: Alan J. Martin, Secretary | ADOPTED: POF: |
| DATED: June 3, 2009 | ID NUMBER: |

Members present were: Bruce Woods, Richard Wagner, John Harrington, Richard Slayton, Jay Ferm and Todd Barnett.

SUMMARY:

At its meeting of June 3, 2009, the Urban Design Commission **REFERRED** consideration of minor façade and site alterations located at 100 North Hamilton Street. Appearing on behalf of the project were Lou Host-Jablonski, Michael Huffman, John Robinson, Ruth G. Shelly and Philip Carlson, all representing the Madison Children’s Museum. This project involves modifications to the previously approved Madison Children’s Museum involving the installation of a small historic log cabin, fully restored, located in an existing landscaped area atop the parking ramp and a raised garden deck located over an existing planter that flanks the building’s Hamilton Street entry to the parking ramp. Following the presentation comments by the Commission were as noted:

- Log cabin, if you had a sinkhole, hidden from the street. Question whether or not it can be raised. It was noted that issues with accessibility and weight of the cabin on the existing structure limited the raising of the structure.
- Open up parapet wall with a saw cut and provide an open fence for visibility of the log cabin atop the parking ramp structure, or provide a log cabin element timber to cut out wall. It was noted that budgeting issues may limit options. It was emphasized that it was important to look at exposing building at the corner.
- Problem with button bush; needs water.
- Make more of a natural path and plantings that give a “Old World Wisconsin,” look at period landscaping such as Old World Common Juniper. Use no-mow turf.
- Screen corner at exterior wall with vertical vegetation to provide an enhancement to the view of the log cabin.
- Need to show relationship of building’s face to the ground.
- The building still appears to be plopped in. It is an exhibit, it is not a historic representation; needs to be given identification as an exhibit for the Children’s Museum.
- Needs to use other material such as wrought iron to transition placement issue or other alternative.
- Utilize landscaping in outer triangle to frame upper structure (log cabin) and use plaque to give notice of cabin.

ACTION:

On a motion by Barnett, seconded by Wagner, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (6-0). The motion required address of landscape plant issues to make it more representative of its historic context; such as a kitchen garden, elimination of appropriate non-historic plantings, investigate removal of the concrete parapet in a place where visibility is increased views to the cabin; an engineering report shall be provided in conjunction with the modifications. Provide vertical plantings on the exterior wall of the parapet and further defining of the path to the cabin area across the parking lot. It was further noted to find a way to give the building an exhibit context in relationship to the corner, including signage and other graphic design materials that provide context including previously approved details of the original approval of the Children's Museum.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5, 5, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 100 North Hamilton Street

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | 5 | - | 5 | - | - | 6 | 5 | 5 |
| | - | - | - | - | - | - | - | 6 |
| | 5 | - | 4 | 4 | - | 5 | 8 | 7 |
| | 6 | - | 6 | - | - | 5 | - | 5 |
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General Comments:

- Cabin should be more visible from the street.
- Great idea but too “plopped down.” Need to use a certain artifice to convey that this is an exhibit. Entire exterior of parking structure needs to be thought of as an exhibit space.
- A more genuine presentation of historic plant material...rough weeds, etc. will enhance the experience.